

RIDGE STREET, NW  
(60'-WIDE)

**RIDGE STREET, NW**  
(60'-WIDE)  
30'-ROADWAY, 15'-SIDEWALK EA.

**EAST 100.00'**

**POTENTIAL RETENTION OF EX. GARAGE (UNKNOWN CONSTRUCTION DATE, 681 SF±)**

**15.0'x99.5' AND BUILDING ADDITION (3,317 SF±; TOTAL OCCUPANCY = 5,973 SF±)**

**9'x18' PARKING STALL** (6 stalls)

**12.4'**

**45.0'**

**81.2'**

**EXISTING WALL TO BECOME INTERIOR WALL**

**EX. BUILDING (05/21/1940, 834 SF±)**

**SHARED WALL ON PROPERTY LINE**

**EX. BUILDING (07/11/1939, 1,800 SF±)**

**RETAIN EXISTING BUILDING, CONSTRUCT ADDITION (TOTAL SF = 5,973 SF±) (11 UNITS)**

**EXISTING WALL TO BE REMOVED**

**EXISTING WALL TO BE RETAINED**

**SHARED WALL ON PROPERTY LINE TO REMAIN**

**LOT A SQUARE 0513 9,955 SF±**

**WEST 100.00'**

**NORTH 99.54'**

**SOUTH 99.54'**

**EX. BUILDING TO SOUTH ENDS BEHIND REAR WALL OF ADDITION±**

**N/F LOT 0120 SQUARE 0513**

**N/F LOT 0160 SQUARE 0513**

**N/F LOT 0914 SQUARE 0513**



SCALE: 1 INCH = 20 FEET

Wall Retention Calculations:  
 Front Wall = 58.5 ft. (all retained)  
 South Wall = 45.0 ft. (party wall, all retained)  
 West Wall = 58.5 ft. (removed)  
 North Wall = 45.0 ft. (retained as interior wall)

Total Wall Length = 207.0 ft.  
Retained (Front and South) = 103.5 ft.  
Retained % = 50.0%  
>40%, alteration/expansion, NOT raise



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